

EXHIBIT A

**UNIQUE VENTURES GROUP, LLC
EXECUTORY CONTRACTS/UNEXPIRED LEASES**

Contract Counterparty	Description of Contract or Lease	Contact	Proposed Cure Amount
Access Point, Inc.	Commercial Service Agreement for multiple locations (internet/cable)	Access Point, Inc. 229 Yardley Way Pittsburgh, PA 15206	\$8,756.08
3D Acquisitions, LP	Lease of 20013 Route 19, Mars, PA	Vincent A. DiAntonio 1520 Gilmore Drive Jefferson Hills, PA 15025 Tel: (412) 443-6317 Email: vdianton@aol.com Dixon R. Rich, Jr., Esquire 525 William Penn Place 28th Floor Pittsburgh, PA 15219 Tel: (412) 931-8995 Email: dixon@dixonrich.com	\$148,520.83
3D Amusements, Inc.	Location Agreement for Perkins Restaurant Agreement for toy cranes		\$0.00
Bainbridge Limited Partners	Lease of 11299 Baco Road, Meadville, PA	John Bainbridge 10245 Nancy Drive Meadville, PA 16335 Tel: (814) 336-2174 Email: baco@zoominternet.net	\$2,131.62

Elmhurst Properties, Inc.	Lease of 3870 Elm Road NE, Warren, OH	Tom Terleski, President 2170 Millennium Boulevard Suite K Cortland, OH 44410 Tel: Email: turksail@gmail.com	\$1,255.60
Gar Field Club LP	Lease of 3334 Wilmington Road, New Castle, PA	John A. Mueller, Esquire Lippes Mathias Wexler Friedman LLP 50 Fountain Plaza, Ste. 1700 Buffalo, NY 14202-2216 Tel: (716) 362-7614 Email: jmueller@lippes.com	\$16,503.12
Gerald Fry Company	Lease of Route 358 Hadley Road, Greenville, PA	Brian Scott 170 Hadley Road Greenville, Pennsylvania 16125 Tel: (724) 588-8803 Email: flyby.bws@verizon.net	\$2,800.00
Perkins & Marie Callender's, LLC	Various Perkins franchise agreements	Joel M. Walker, Esquire Duane Morris, LLP Suite 5010 600 Grant Street Pittsburgh, PA 15219 Tel: (412) 497-1042 Email: jmwalker@duanemorris.com	\$138,631.56
Perkins Holdings, LLC	Lease of 348 West Main Street, Conneaut, OH	Benson Mitchell 13306 74th Avenue E., Puyallup, Washington 98373 Tel: (503) 709-7380 Email: benson.mitchell49@gmail.com	\$20,675.02

Reinhart Foodservice, LLC	Customer Incentive Agreement dated August 15, 2016 and various related dishwasher leases dated September 2016 with minimum purchase requirement.	Samuel C. Wisotzkey, Esquire Kohner, Mann & Kailas, S.C. 4650 N. Port Washington Rd. Washington Bldg., 2 nd Floor Milwaukee, WI 53212-1059 Tel: (414) 962-5110 Email: swisotzkey@kmksc.com	\$0.00
Spirit Master Funding III, LLC	Master Lease of 7175 Engle Road, Middleburg Heights, OH	Tyler Sorensen 2727 N. Harwood St., Ste. 300 Dallas, TX 75201 Tel: (972) 476-1900 Email: tsorenson@spiritrealty.com Jared S. Roach, Esquire ReedSmith LLP Reed Smith Centre 225 Fifth Avenue Pittsburgh, PA 15222 Tel: (412) 288-3131 Email: jroach@reedsmith.com	\$596,983.754
	Master Lease of 1601 Prospect Road, Ashtabula, OH		
	Master Lease of 4334 Buffalo Road, Erie, PA		
	Master Lease of 1871 Oakland Avenue, Indiana, PA		

	Master Lease of 587 East Main Street, Canfield, OH		
	Master Lease of 115 Ludlow Street, Warren, PA		
	Master Lease of 2714 West Lake Road, Erie, PA		
	Master Lease of 915 West Main Street, Grove City, PA		
	Master Lease of 78 Perkins Road, Clarion, PA		
	Master Lease of 18276 Conneaut Lake Road, Meadville, PA		
	Master Lease of 207 Plum Street, Edinboro, PA		
	Master Lease of 1953 Niles-Cortland Road, Warren, OH		
	Master Lease of 4403 Peach Street, Erie, PA		

	Master Lease of 31-35 Bolivar Drive, Bradford, PA		
	Master Lease of 2728 West State Road, Olean, NY		
	Master Lease of 310 West Columbus Avenue, Corry, PA		
	Master Lease of 5550 Interstate Boulevard, Austintown, OH		
	Master Lease of 4896 Everhard Road, Canton, OH		
	Master Lease of 804 Boardman-Poland Road, Youngstown, OH		
Spirit Master Funding IV, LLC	Lease of 658 US Route 250, Ashland, OH	Tyler Sorensen 2727 N. Harwood St., Ste. 300 Dallas, TX 75201 Tel: (972) 476-1900 Email: tsorenson@spiritrealty.com Jared S. Roach, Esquire ReedSmith LLP Reed Smith Centre	\$20,408.67

		225 Fifth Avenue Pittsburgh, PA 15222 Tel: (412) 288-3131 Email: jroach@reedsmith.com	
Spirit Finance Acquisitions, LLC	Lease of 5180 Tiedeman Road, Brooklyn, OH	Tyler Sorensen 2727 N. Harwood St., Ste. 300 Dallas, TX 75201 Tel: (972) 476-1900 Email: tsorenson@spiritrealty.com Jared S. Roach, Esquire ReedSmith LLP Reed Smith Centre 225 Fifth Avenue Pittsburgh, PA 15222 Tel: (412) 288-3131 Email: jroach@reedsmith.com	\$72,470.02
	Lease of 2945 East State Street, Hermitage, PA		\$25,461.12
	Lease of 219 East Central Avenue, Titusville, PA		\$25,189.86